

Exhibit B: Northeast Gateway Corridor District Plan Site Development Standards

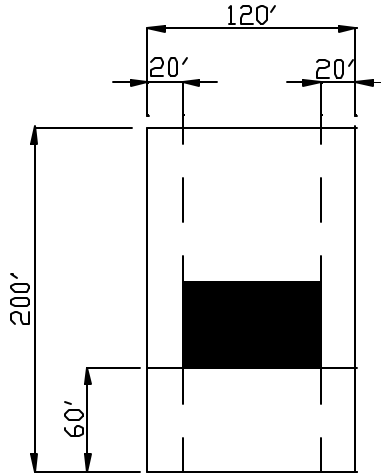
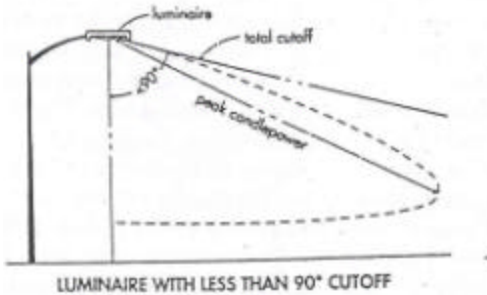
Setbacks	<p>Front building setbacks along IH-35 shall be a minimum of 60 feet. For lots fronting another street but with a side yard along IH-35, the side building setback along IH-35 shall be a minimum of 60 feet. All other front, side and rear building setbacks within the Corridor District shall be a minimum of 20 feet.</p>	
Lighting	<p>Exterior lighting fixtures for entrances, parking lots or walkways shall not emit a significant amount of the fixture's total output above a vertical cut-off angle of 90 degrees. Any structural part of the fixture providing this cut-off angle shall be permanently affixed.</p> <p>Lighting of building exteriors (uplighting or downlighting) that is positioned to highlight a building or outdoor artwork shall be aimed at the object to be illuminated, not pointed into the sky. Flood lamps should be shielded so that the light sources are not visible from a public right-of-way.</p>	

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<p>Sidewalks – along property frontage</p>	<p>Sidewalks along IH-35 shall be at least 5 feet in width. Along IH-35 a minimum planting strip of 5 feet shall be maintained between the curb and sidewalk. Sidewalks shall be aligned with any existing adjacent sidewalks.</p>	
<p>Pedestrian circulation – internal to property</p>	<p>At least one direct pedestrian route shall be provided within the parking lot of commercial uses shall be provided from the building to the edge of the front parking lot to provide linkage with the public sidewalk along the property frontage. The pedestrian route should be separated from the parking stalls with a combination of landscaping and edging. Where the pedestrian route crosses drive lanes, the pedestrian route shall be clearly striped to warn vehicle drivers of the pedestrian crossing. The minimum width of the pedestrian walkway, including landscaping, should be 10 feet.</p>	

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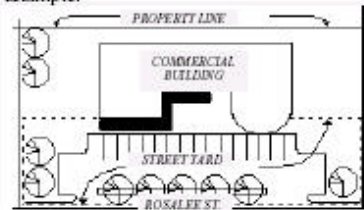

Landscaping	<p>In addition to the mandatory landscaping requirements established by §35-511, landscape plans shall be required to earn a minimum of 85 points as awards for elective requirements. Existing trees and understory plants may be preserved to meet this requirement. The awarding of points is specified in §35-511, which at the effective date of this ordinance provides for the following:</p> <p>Tree preservation = 2 to 40 points Parking lot screening = 25 points Parking lot shading = 20 to 35 points Street trees = 25 points Understory preservation & installation = 15 to 30 points</p>	<p>Example:</p>  <p>Example: Tabulation of Points</p> <table><tr><th>Electives</th><th>Points</th></tr><tr><td>Street trees</td><td>25 pts.</td></tr><tr><td>Screening of surface parking</td><td>25 pts.</td></tr><tr><td>Parking lot shading</td><td>20 pts.</td></tr></table>	Electives	Points	Street trees	25 pts.	Screening of surface parking	25 pts.	Parking lot shading	20 pts.
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Parking Lot Screening	<p>All parking areas visible from the IH-35 right of way shall be screened to a minimum height of 3 feet with earthen berms and/or dense landscaping. If plants are used, they must achieve the minimum height and form an opaque visual barrier at maturity. If berms are used to satisfy this requirement, plants must be provided along a minimum of 25% of the screen's frontage. This screening shall count toward the minimum landscaping requirements.</p>									

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<p>Natural Areas – property frontage</p>	<p>A type B buffer shall be provided along IH-35. This shall include landscaping of the first 15 feet of property outside of the right way with native plant material and trees with at least two canopy trees per 100 feet of linear frontage (coordination with Texas Department of Transportation required for tree plantings). Understory trees may be used if there are overhead power lines. A ten percent (20%) reduction in width may be provided if existing trees and/or native understory is preserved. Detention and filtration areas may be located within this area however they must be used as a landscape feature or shall be fully screened from public view with dense landscaping. Tree preservation and understory preservation within the front natural area shall count toward the required minimum landscaping points.</p>	
<p>Rear Buffer Yards</p>	<p>Rear buffer yards shall be required in accordance with §35-510, however, a minimum ten (10) foot buffer yard shall be provided at the rear property line of adjoining uses for which a Type A, B or C Buffer is required. The rear buffer yard requirement is in addition with any other requirement to fence the property.</p>	

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<p>Front Street Yard Fencing</p>	<p>Except where required to screen outside activities (see below), fencing or walls are not recommended within the front street yard. If constructed, the front yard wall or fence shall be aligned with any existing adjacent fence. For properties that require the front natural buffer, fences and walls shall be located behind the front natural buffer.</p>	
<p>Outside Activities</p>	<p>Outside storage, industrial activities, loading areas, refuse areas, HVAC, utility boxes, solar systems, and antennas shall be kept to the rear of the property where possible and shall be screened from public view at ground level at a minimum height of six (6) feet. Screening may be achieved by solid screen fence or wall, evergreen plant materials or landscaped earthen berm.</p>	

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<p>Elevation Features – windows and openings</p>	<p>Window or clearly marked public entries or any combination thereof that allow for visibility into the commercial building from the street shall be provided as set forth below.</p> <ol style="list-style-type: none"> 1. Zoning - The window façade requirements shall only apply to: a) businesses located within the “C-2” and “C-3” zoning districts; and b.) non-industrial uses located within an industrial zoning district. For purposes of this section, “industrial use” shall include the following categories under Table 311-2 of the Unified Development Code: Industrial, Manufacturing, Processing, Utility, Warehousing and Wholesale. 2. Exempted Uses – For security purposes, the following uses are specifically exclude from the window façade requirement: <ol style="list-style-type: none"> a. Armory b. Correction Institution 3. Percentages for Buildings Under 25,000 Square Feet – The window/public entry façade requirement for buildings with a gross floor area of less than 25,000 square feet shall be at least fifty percent (50%) of the first floor street frontage. 4. Percentages for Buildings 25,000 Square Feet to 75,000 square feet - The window/public entry façade requirement for buildings with a gross floor area of at least 25,000 square feet but no more than 75,000 shall be at least twenty-five percent (25%) of the first floor street frontage. 5. Percentages for Buildings over 75,000 square feet - The window/public entry façade requirement for buildings with a gross floor area greater than 75,000 square feet shall be at least fifteen percent (15%) of the first floor street frontage. 6. Calculation of Façade Area – For purposes of the minimum required area of windows and public entries, the first floor street frontage is the area of the façade that faces the public street between the finished floor level and ten feet (10') above the finished floor level. 7. Buildings Oriented Away from the Street Frontage – A building with a primary public entrance that does not have street frontage shall not be required to locate windows within the first floor area when the use and enjoyment of the property is unreasonably burdened because of lot configuration or topography. The window requirement shall be met on the street frontage above the first floor level. <p>Buildings shall be articulated so facades that face public streets and exceed 40 feet in horizontal length shall include design elements such as: texture, canopies, projection or indentations, vertical expression of structural bays, or roof design.</p>	
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<p>Building Materials - Permitted</p>	<p>The following material lists may be chosen to apply to at least 75% or more of the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from public rights-of-way.</p> <ul style="list-style-type: none"> a. Masonry consisting of stone, brick, glass block, or decorative concrete panel (e.g. concrete tilt wall). b. Glass curtain wall consisting of seventy-five percent (75%) or less greater or combination of glass, metal, or other material in a metal framework. c. Brick or brick veneer. d. Stucco or concrete masonry unit. e. Hardiplank or cement fiberboard siding f. Other similar materials approved by the Planning Director as part of Certificate of Compliance review. <p>Concrete finish must be profiled, sculptured, fluted, exposed aggregate or other architectural concrete finish.</p>	
<p>Building Materials - prohibited</p>	<p>The following material lists are prohibited for use on 25% or more of the exterior surfaces of primary buildings and accessory buildings located within the corridor district that are visible from public rights-of-way.</p> <ul style="list-style-type: none"> a. Siding made of vinyl, wood fiber hardboard, oriented strand board, plastic or fiberglass panels. b. Corrugated, ribbed, galvanized, aluminum coated, zinc-aluminum coated or unpainted exterior metal finished. This prohibition does not include metals used on roofs, awnings or canopies. c. Unfired or underfired clay, sand, or shale brick. d. Unfinished concrete masonry units (i.e. cinderblock). e. Smooth or untextured concrete finishes. f. Mirrored glass with a reflectance of greater than twenty percent (20%). 	

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<p>On-premises signage</p>	<p><u>Expressway:</u> 30' height/150 square feet single tenant 35' height/200 square feet dual tenant 35' height/300 square feet multiple tenant <u>Arterial A:</u> 20' height/65 square feet single tenant 25' height/150 square feet dual tenant 35' height/200 square feet multiple tenant Up to an additional ten feet of overall sign height may be added if the adjacent street grade is elevated; the difference in elevation between the property and the street grade shall be the determining factor in the height allowed. No provision in this section may be construed to prohibit a Sign Master Plan Development Agreement as defined by Chapter 28, §244 of the Municipal Code. Signs prohibited by Chapter 28, §220 of the Municipal Code shall be prohibited within this Corridor.</p> <p>The right to maintain any nonconforming sign shall terminate and shall cease to exist whenever the device is damaged or destroyed from any cause whatsoever and the cost of repairing such damage or destruction exceeds sixty percent (60%) of the replacement cost of the sign on the date of such damage or destruction.</p>	
<p>Wall Signs</p>	<p>The maximum allowable sign area, as a percentage of the area of each building elevation shall be fifteen percent (15%) for a cabinet sign; painted or flat sign or twenty percent (20%) for channel letters raised or incised.</p>	